



NB – Neighborhood Business District

Section 7-8-8 – Unified Development Ordinance City of Asheville Zoning Districts

(a) *General description.* The Neighborhood Business District is established to reserve areas for low-intensity business centers which are accessible to pedestrians from the surrounding residential neighborhood. The intent of the district is to provide for the daily convenience and personal service needs of the surrounding residential neighborhood while minimizing conflicts with surrounding residential uses. This district is designed to be located within or adjacent to residential neighborhoods where large commercial operations are inappropriate, but where small neighborhood oriented businesses are useful and desirable.

(b) *Permitted uses.*

Recreational.

- Arboretums
- Passive parks

Public/semi-public.

- Community centers
- Fire/police stations
- Libraries
- Public utilities and related facilities

Office/business.

- Bakeries
- Barber shops and salons
- Bicycle shops
- Bookstores
- Candy, pastry, ice cream and snack shops
- Delicatessens
- Florists
- Fruit and vegetable markets
- Gift shops
- Grocery stores

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Hardware/garden supply stores
Health and fitness facilities
Home occupations
Laundry and dry cleaning establishments
Live-work units
Offices
Pharmacies
Repair and service businesses
Restaurants
Retail sales
Tailors/dressmaker shops
Video rental stores

(c) *Prohibited uses.*

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

Outdoor storage

Uses with drive-through facilities

Uses with outdoor loud speaker systems

Any use not specifically listed as a permitted use or a use by right, subject to special requirements, or a conditional use in the Neighborhood Business District is prohibited.

(d) *Uses by right, subject to special requirements.* See article XVI for specific requirements.

Antenna
Convenience stores
Residential uses
Wireless telecommunication facilities, concealed
Wireless telecommunication facilities, co-located
Wireless telecommunication facilities, microcell

(e) *Conditional uses.* None.

(f) *Development standards.*

(1) *Density standards.* The maximum residential density per acre within the

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Neighborhood Business District shall be 12 dwelling units.

- (2) *Structure size standards.* New structures in the Neighborhood Business District shall not exceed a total of 3,000 square feet in gross floor area for one story structures. Multiple story structures may have a gross floor area of up to 6,000 square feet if residential uses are provided on the upper floor(s).
- (3) *Lot size standards.* None.
- (4) *Lot width standards.* None required.
- (5) *Setback standards.* The following minimum setbacks shall be required for uses in the Neighborhood Business District.

Front: 15 feet, except that the minimum setback may be reduced to zero feet in pedestrian-oriented areas where road widening is not anticipated provided that all parking is located to the side or rear and not closer to the street than the facade of the principal structure, and where pedestrian-oriented design features are incorporated in building and site design.

Side: None required.

Rear: None required.

Corner lot, street side: 15 ft.

The landscape and buffering standards (section 7-11-3) may require additional setback; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be as per the Asheville Fire Prevention Code.

- (6) *Impervious surface standards.* None.
- (7) *Height standards.* The maximum height of structures in the Neighborhood Business District shall be 40 feet.
- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking shall be permitted in any required setback. Parking must be provided at the side or rear and not closer to the street than the edge of the building. Uses in the Neighborhood Business District are permitted a 30 percent reduction in the minimum

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number of parking spaces required by section 7-11-2.

- (10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in subsection 7-11-8 of this chapter.
- (11) *Access standards.* None.
- (12) *Recreational/open space standards.* Open space shall be provided as required by section 7-11-4 of this chapter.
- (13) *Design and operation standards.* All activities associated with non-residential uses, including deliveries and refuse collection, shall be conducted between the hours of 7:00 a.m. and 10:00 p.m.
- (14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 2664, § 1(h), 2-8-00; Ord. No. 2904, § 1(h), 3-12-02; Ord. No. 3010, § 1(b), 3-25-03; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3272, § 1(b), 7-26-05; Ord. No. 3279, § 1, 9-13-05; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3583, § 1(a), 2-12-08; Ord. No. 3643, § 1b, 7-22-08)

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